



# Onondaga County Planning Board

June 08, 2016

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY  
CONFERENCE ROOM, 1100 CIVIC CENTER  
421 MONTGOMERY STREET  
SYRACUSE, NEW YORK

## I. ATTENDANCE

### MEMBERS PRESENT

Douglas Morris  
Daniel Cupoli  
Robert Antonacci  
Chester Dudzinski, Jr.  
Bill Fisher  
James Corbett (via  
videoconference)

### STAFF PRESENT

Megan Costa  
Gilly Cantor  
Robin Coon  
Will Kehoe

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 08, 2016.

## III. MINUTES

Minutes from May 18, 2016 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.

### PUBLIC HEARING AUTHORIZATION

Staff introduced a landowner request for a proposed road name change in the Town of Van Buren, from Bippus Road to one of three proposed names: Constitution Road, Farmhouse Way or Bulldog Way.

The Planning Board recently (February 24, 2016) authorized a road name change from the prior owner of the subject parcel, changing the name of a small dead-end segment of Herman Road to Bippus Road. While the proposed Bippus Road name change was initiated in part to incorporate a family name, it was authorized by the Board on the basis that the change would improve public safety and emergency service navigation to the parcel.

The single property whose address would be affected by the name change has now been sold to a new owner, who is currently requesting the name be changed from Bippus Road to one of the three aforementioned suggested names. Staff noted that Emergency Communications is not in favor of Constitution Road and Farmhouse Way, therefore it would be likely that Bulldog Way would be the only acceptable name of the three proposed. The Board noted that the new owner was aware of the potential name change in February 2016 prior to the sale, and no action by the buyer was taken at that time. The Board also discussed the unique nature of the site, having only one affected owner, the impending sale of the parcel shortly after the name change, and the Board's granting of permission to use a family name rather than a more standard road name in its prior action. Board members and staff clarified that the current name change proposal does not involve a public safety improvement, as with the prior request, and the reason for the proposed change is based on the personal preference of the new owner. Noting the unique nature of the case, Mr. Fisher made a motion to authorize a public hearing to be held at the start of the June 29, 2016 Onondaga County Planning Board meeting. The motion failed to secure a second, and the motion failed. Staff was directed to notify the attorney on behalf of the applicant.

### LATE REFERRAL SUBMISSION

Staff was asked by the Town Board Attorney on June 8, 2016 to accept a referral from the Town of LaFayette for consideration by the Board. The Board declined to accept the referral on the current agenda due to lack of sufficient notice. The Town will be advised it shall be considered at the next Board meeting to be held on June 29, 2016.

### DISCUSSION ITEM

The Board requested that a letter be sent to municipalities to strongly encourage that all future referrals sent to the Board include accurate dimensional plans, in order to ensure adequate review of projects and improve the quality of land use recommendations both locally and by the Board. The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.



# Onondaga County Planning Board

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## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-16-31	TVanPB	<i>No Position With Comment</i>	S-16-32	TCicPB	<i>Modification</i>
S-16-33	TLysPB	<i>No Position With Comment</i>	S-16-34	TSpaPB	<i>No Position With Comment</i>
S-16-35	TSkaPB	<i>No Position With Comment</i>	Z-16-175	CSyrPB	<i>No Position With Comment</i>
Z-16-176	VEIbPB	<i>Modification</i>	Z-16-177	VEIbPB	<i>Modification</i>
Z-16-178	TEIbZBA	<i>No Position</i>	Z-16-179	CSyrPB	<i>No Position With Comment</i>
Z-16-180	TCIaPB	<i>Modification</i>	Z-16-181	CSyrPB	<i>No Position With Comment</i>
Z-16-182	CSyrPB	<i>No Position With Comment</i>	Z-16-183	CSyrPB	<i>No Position With Comment</i>
Z-16-184	CSyrZA	<i>No Position With Comment</i>	Z-16-185	TVanPB	<i>No Position With Comment</i>
Z-16-186	TVanPB	<i>Modification</i>	Z-16-187	CSyrZBA	<i>No Position</i>
Z-16-188	TDewPB	<i>Modification</i>	Z-16-189	TDewPB	<i>Modification</i>
Z-16-190	TDewPB	<i>Modification</i>	Z-16-191	TDewPB	<i>Modification</i>
Z-16-192	TLafZBA	<i>Modification</i>	Z-16-193	TLafPB	<i>Disapproval</i>
Z-16-194	VBalPB	<i>No Position With Comment</i>	Z-16-195	TCicPB	<i>No Position With Comment</i>
Z-16-196	TGedZBA	<i>Modification</i>	Z-16-197	TSkaZBA	<i>No Position With Comment</i>
Z-16-198	TCIaTB	<i>Disapproval</i>	Z-16-199	TCIaZBA	<i>No Position With Comment</i>
Z-16-200	TVanPB	<i>Modification</i>	Z-16-205	TGedTB	<i>Modification</i>



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # S-16-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of Seneca Golf Course for the property located at 7340 New York State Route 48; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 48, a state highway, and the municipal boundary between the Town of Van Buren and the Town of Lysander; and
- WHEREAS, the applicant is proposing to subdivide two parcels with single-family residences from a 92-acre lot used as the Seneca Golf Course in a Residence (R-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-16-185) for an existing structure on proposed Lot 2; and
- WHEREAS, the Final Plan dated March 31, 2016 shows proposed Lot 1 (40,015 square feet), proposed Lot 2 (40,206 square feet), and the remaining lands (acreage not shown); and
- WHEREAS, the plan shows an existing two story house and garage on proposed Lot 1 with an existing driveway on Route 48, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an existing one story house, car port, shed, and one story house ruins on proposed Lot 2 with a driveway on Van Ness Road South, a local road; the plan shows CSX railroad tracks and the Seneca River running adjacent to proposed Lot 2 to the north; and
- WHEREAS, the Seneca Golf Course is located on the proposed remaining lands; the plan shows a club house and aerial photography shows another building, a parking area, and an existing driveway on Route 48, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the referral notice states that the site is served by public water and private septic systems; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic systems to service the proposed lots prior to Department endorsement of this subdivision plan; and
- WHEREAS, New York State wetland maps show a small area of state designated wetlands on the southeast corner of the proposed remaining lands; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation

(NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF Mapper states that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory, and the Seneca River is part of the historic Erie Canalway National Heritage Corridor; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
2. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # S-16-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Cicero Planning Board at the request of Christopher Pisanti for the property located on Whiting Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Whiting Road, a county road; and
- WHEREAS, the applicant is proposing to create two new building lots, Lot A (0.30 acres) and Lot B (0.42 acres) from one existing 0.72-acre tax parcel in a Residential (R-10) zoning district; and
- WHEREAS, the Final Plan dated April 21, 2016 shows that both proposed lots have frontage on Brandy Lane, a local road providing access to the adjacent Wallington Meadows subdivision, and proposed Lot B also has frontage on Whiting Road; any existing or proposed access on Whiting Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Referral Notice states that the site will require new municipal connection to water and sewer; the site is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, the Environmental Assessment Form states that the site is located in an archeologically sensitive area; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

All access to proposed Lot B shall be from Brandy Lane, and no access will be permitted to Whiting Road per the Onondaga County Department of Transportation.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water

Environment Protection at 315-435-6820.

3. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # S-16-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of David Heath for the property located at 700 Kibby Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Lysander and the Town of Granby, the county boundary between Oswego County and Onondaga County, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 24.978-acre parcel into four new lots, Lot 1A (10 acres) and Lots 2A, 2B and 2C (5 acres each), for single family residences in an Agricultural (A) zoning district; and
- WHEREAS, the Board took no position with comment on a subdivision referral (S-15-33) to subdivide a 5 acre parcel from a 24.978 acre parcel to construct a single family residence; and
- WHEREAS, the Sketch Plan dated May 5, 2016 shows an existing house, pole barn, and creek on proposed Lot 1A; and
- WHEREAS, the plan shows that proposed Lots 1A and 2C would have frontage on Kibby Road, a local road, and proposed Lots 2A and 2B would have frontage on County Line Road, a local road; and
- WHEREAS, the Referral Notice states that the site is not located in the Onondaga County Sanitary District or served by public water; the Town application states that the proposed lots would be served by subsurface sewage disposal and drilled wells; and
- WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and
- WHEREAS, the Environmental Assessment Form Mapper Summary Report states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the Onondaga County Agricultural District map shows that the property is located in Agricultural District 3; the referral included an Agricultural Data Statement; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality

when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may gradually occur.
2. The plan should take into consideration the location of any potential streams, wetlands, endangered species, and/or associated habitats on site when selecting locations for proposed development. The applicant is also advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to obtain appropriate permits as necessary.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # S-16-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Carbone / Goodman for the property located at 2834 Nunnery Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Nunnery Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 5.38-acre parcel into two new lots (Lot 3A is 2.51 acres and Lot 3B is 2.87 acres) in a Residential Agricultural (RA) zoning district; and
- WHEREAS, the Preliminary Plan dated April 28, 2016 shows the 5.38 acre lot divided into two relatively equal parcels, Lot 3A (2.51 acres) containing vacant and wooded land, and Lot 3B (2.87 acres) containing a single-family house and driveway onto Nunnery Road, a county road; and
- WHEREAS, any existing or proposed access onto Nunnery Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the area is characterized by agricultural and wooded lands and large lot residential land uses; and
- WHEREAS, the referral materials note the site is served by an individual well and septic system, and is located outside of the Onondaga County Sanitary District; the location of an existing well is indicated on proposed Lot 3B; and
- WHEREAS, this site and neighboring parcels are currently enrolled in the Onondaga County Agricultural District; the submitted referral did not include an agricultural data statement; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Per the Onondaga County Department of Transportation, any existing or new access to Nunnery Road for proposed Lot 3A will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way. All access to proposed Lot 3B must occur from the existing driveway.
2. The Onondaga County Health Department must formally accept or

approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

3. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # S-16-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Nelda Amidon for the property located at 1939 Coon Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Coon Hill Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 15.7-acre parcel into two new lots (13.7 acres and 2 acres) in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-16-197) for a reduction from the required road frontage for both proposed lots; and
- WHEREAS, the existing 15.7 acre lot contains a single family house, and vacant agricultural land; per the local application, no physical changes are proposed; the owner cites they are looking to sell the house on proposed Lot 1 at a future date; and
- WHEREAS, per a letter dated April 5, 2016, the owner cites there is an access easement drive (30 feet wide), known as Hangar Drive, on the far west part of the property to allow access to two neighbor lots; the easement is propose to remain on proposed Lot 2 (13.7 acres); and
- WHEREAS, the new proposed Lot 1 contains an existing house and driveway, and is served by private drinking water (individual well) and individual septic system; and
- WHEREAS, both proposed lots will have frontage onto Coon Hill Road, a county road; any existing or proposed access onto Coon Hill Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the referral form, lots located on a county road must have a minimum of 300 feet of road frontage, whereas proposed Lot 1 will have 200 feet and proposed Lot 2 will have 196.4 feet of frontage, requiring area variances; and
- WHEREAS, the subject parcel as well as the entirety of parcels surrounding the site are enrolled in the NYS Agricultural Districts program; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Per the Onondaga County Department of Transportation, all existing and future access for proposed Lots 1 and 2 must occur from the existing driveway/access lane, and no additional access shall be permitted from either proposed lot.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-175

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of JAVA Realty, LLC for the property located at 649 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct a fence around an existing parking lot serving the second floor apartments of the adjacent mixed-use building in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board previously reviewed a number of referrals on projects related to the construction of the adjacent two-story mixed-use building and associated parking lots (Z-12-80, Z-11-266, Z-11-76, S-11-23), with comments on green infrastructure and in support of architecture and uses in conformance with the character of the block; and
- WHEREAS, per aerial photography, the overall site contains the two-story mixed use building (Dunkin' Donuts and apartments) at the corner of North Salina Street and East Division Street, an existing parking lot with drive-thru circulation along East Division Street, and the subject parking lot at the corner of East Division Street and North State Street; and
- WHEREAS, a plan dated April 21, 2016 shows the existing parking lot, gravel snow storage area, and retaining wall to be surrounded by a proposed 8' high chain link fence with black vinyl coating; the site is located in the North Salina Street Historic District; and
- WHEREAS, per the plan, the fence includes a proposed 16'-wide rolling car gate with remote access at the parking lot entrance/exit, and a proposed 3' wide pedestrian gate with keypad access at the existing stairs leading up to the adjacent parking lot; and
- WHEREAS, per the plan, the parking lot has access to a one-way internal drive which exits onto North State Street; the entrance to the drive occurs from East Division Street and is located on the adjacent parking lot parcel; and
- WHEREAS, the plan and aerial photography show existing sidewalks and street trees on both frontages; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The City and applicant are encouraged to consider alternate fencing materials and a reduced height in order to be compatible with the site's location in the North Salina Street Historic District.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-176

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Elbridge Planning Board at the request of Fastrac Markets, LLC for the property located at 100 West Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Main Street (New York State Route 5), a state highway, South Street, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to demolish a vacant car dealership building and construct a gas station, 5,300 square foot convenience store with a drive-thru, and parking on a 2.22-acre lot in a Retail Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-177) for this project; a special permit is required for both the proposed gasoline service station and drive-thru uses; the Board previously recommended disapproval of a site plan referral (Z-14-369) to convert an existing mixed-use building across the street into a used car dealership, in part due to a lack of conformance to the desired character and intent prioritized in the updated 2003 Main Street Corridor Study; and
- WHEREAS, the site is adjacent to the Village of Elbridge Historic District at the Four Corners intersection of New York State Route 5 (Main Street) and North Street/South Street (local/county ownership, respectively), which the 2003 Main Street Corridor Study identifies as the core historic business center of the Village; the site is also bordered by Skaneateles Creek and existing single-family residences to the north and west; the site is also near several greenhouse/nursery properties located in New York State Agricultural District 3; and
- WHEREAS, the Layout Plan revised April 20, 2016 shows a proposed building with indoor and outdoor seating, a rear drive-thru lane and one-way passing lane, a proposed fuel canopy with six two-sided pumps, two underground fuel storage tanks, a rear dumpster enclosure, and 39 proposed parking spaces; the majority of the proposed parking would be located in the front of the building, including within the front yard setback, which is not permitted in the B-1 district; and
- WHEREAS, the plan shows one proposed full driveway on North Street, one proposed right-in/right-out driveway on Route 5 near the intersection, and one proposed full access driveway further west of the intersection on Route 5; any existing or proposed access to Route 5 must meet the requirements of the New York State Department of Transportation; a copy of a traffic study dated April 2016 was submitted with the referral; and
- WHEREAS, the Environmental Assessment Form notes impervious areas will be reduced by 0.67 acres and the site "will have a point of discharge for all collected storm

water on the back of the site” with runoff to be directed to Skaneateles Creek; a Stormwater Pollution Prevention Plan was submitted with the referral; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the plan shows the northwest corner of the site located in the 100 year flood plain; the boundary appears to correspond with the preliminary updated FEMA Flood Insurance Rate Maps (FIRM) which have yet to be finalized; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that additional lands on the parcel are in a Special Flood Hazard Area (SFHA), including in the location of the proposed new building; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the 2003 Main Street Corridor Study further emphasizes protecting Skaneateles Creek and its floodplains, encouraging “development that incorporates such resources into its design as community amenities that are available for all residents and visitors to enjoy”; and

WHEREAS, the EAF states the site is part of NYS DEC remediation site V00037, stating: “Contamination found at this site is typical of a gasoline storage and sales facility. In February 1997 a subsurface investigation was performed. Currently the site is environmentally inactive and a release has been issued from the VCA program”; the EAF further states a project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, per the EAF, the site proposes to connect to public water and a private septic system; a Utility Plan revised April 20, 2016 shows a proposed 2,000 gallon septic tank west of the building, and a proposed leach field west of the full access driveway on Route 5; and

WHEREAS, the layout plan shows existing sidewalks to remain with proposed new ramps connections within the driveways; the Landscape Plan revised April 20, 2016 shows a row of spruce trees along the rear of the site, additional spruces west of the leach field, several landscape groupings along the front of the site, and two proposed trees along each frontage; no plantings or trees are shown between the sidewalks and the street; plans show proposed lighting on the front and back of the proposed building, and dual-head light poles around the perimeter of the developed area; the EAF notes lighting will be LED/dark-sky compliant and a lighting plan was submitted with the referral; and

WHEREAS, the Sign Plan revised April 20, 2016 shows a proposed 78 square foot sign on the front of the building, a 32 square foot sign on the west side of the building, acrylic letter signs on the windows and doors (33 square feet total), a



22 square foot sign along the east side of the fuel canopy, a proposed 50 square foot menu board at the northeast corner of the building, proposed brand signage on the fuel dispensers and canopy columns, and a proposed 131.5 square foot freestanding monument sign at the intersection corner to include a digital message board with alternating fuel prices/food displays (5.5' x 6.5') below two additional signs; other than the letter signs on the windows and the digital message board, the illumination of the proposed signage is not indicated; and

WHEREAS, per the 2003 Main Street Corridor Study and recently drafted comprehensive corridor plan update, the Four Corners area “should retain a mix of commercial, office and residential uses” and “suburban-style commercial strip development (fast food establishments, auto service areas, etc.) should be discouraged in favor of higher density business, commercial and residential uses”; the study strongly encourages pedestrian-oriented design compatible with the desired historic character of the Village, including: new buildings situated near the public right-of-way; parking in the rear or side yard; extensive natural screening buffering parking, utilities, and adjacent land uses; traditional building materials, lighting, and signage, with franchise and “cookie cutter” styles discouraged; minimized access to Route 5 to protect pedestrians and vehicular mobility; and concrete sidewalks with accompanying planting strips and street trees; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant and Village must continue to coordinate with the New York State Department of Transportation on access and site planning for the proposed use, prior to Town action. The Department of Transportation notes that the easternmost driveway shown on the plan accessing Route 5 will not be permitted, and advises that the applicant must ensure that internal circulation for vehicles and fueling trucks is adequate to ensure no stacking of vehicles occurs onto the state roadway.
2. The Onondaga County Health Department advises the applicant and Village must continue to coordinate on plans for proposed wastewater accommodations on the site, prior to Town action on this proposal. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comments:

1. The plans as proposed do not meet the priorities identified in the recent update to the Village of Elbridge Comprehensive Plan and prior Main Street Corridor Study. The Board strongly encourages the Village to require increased adherence to the recommendations of the comprehensive plan and corridor study, given its important central location in the historic village core.

Recommendations include: considering an alternative site layout with the building closer to the road and parking to the rear, creating a pedestrian-friendly planting strip between the sidewalks and the right-of-way consistent with existing and planned village streetscapes, designing a mixed-use building

with traditional materials and fenestration facing both frontages, increasing the amount of landscaping within and around the parking lot, protecting the creek from vehicle and chemical runoff, reserving land along the creek for potential public use, and reducing the number, scale, and franchising extent of the proposed signage. The Syracuse-Onondaga County Planning Agency is available to consult with the Village Planning Board, should it wish to further discuss opportunities for assistance with this project.

2. The Onondaga County Department of Transportation requests a copy of the Transportation Impact Study and Stormwater Pollution Prevention Plan.

3. The Board notes that the new floodplain maps have not been adopted, and that the proposed building and potential septic location encroach within the current floodplain boundary. The Village and applicant should acknowledge the current floodplain boundary on the plan and adhere to local flood ordinance requirements, in order to minimize exposure to flooding and ensure the project does not negatively impact the free flow of drainage in or near a floodplain and Skaneateles Creek.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-177

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Elbridge Planning Board at the request of Fastrac Markets, LLC for the property located at 100 West Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Main Street (New York State Route 5), a state highway, South Street, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to demolish a vacant car dealership building and construct a gas station, 5,300 square foot convenience store with a drive-thru, and parking on a 2.22-acre lot in a Retail Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-177) for this project; a special permit is required for both the proposed gasoline service station and drive-thru uses; the Board previously recommended disapproval of a site plan referral (Z-14-369) to convert an existing mixed-use building across the street into a used car dealership, in part due to a lack of conformance to the desired character and intent prioritized in the updated 2003 Main Street Corridor Study; and
- WHEREAS, the site is adjacent to the Village of Elbridge Historic District at the Four Corners intersection of New York State Route 5 (Main Street) and North Street/South Street (local/county ownership, respectively), which the 2003 Main Street Corridor Study identifies as the core historic business center of the Village; the site is also bordered by Skaneateles Creek and existing single-family residences to the north and west; the site is also near several greenhouse/nursery properties located in New York State Agricultural District 3; and
- WHEREAS, the Layout Plan revised April 20, 2016 shows a proposed building with indoor and outdoor seating, a rear drive-thru lane and one-way passing lane, a proposed fuel canopy with six two-sided pumps, two underground fuel storage tanks, a rear dumpster enclosure, and 39 proposed parking spaces; the majority of the proposed parking would be located in the front of the building, including within the front yard setback, which is not permitted in the B-1 district; and
- WHEREAS, the plan shows one proposed full driveway on North Street, one proposed right-in/right-out driveway on Route 5 near the intersection, and one proposed full access driveway further west of the intersection on Route 5; any existing or proposed access to Route 5 must meet the requirements of the New York State Department of Transportation; a copy of a traffic study dated April 2016 was submitted with the referral; and
- WHEREAS, the Environmental Assessment Form notes impervious areas will be reduced

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by 0.67 acres and the site “will have a point of discharge for all collected storm water on the back of the site” with runoff to be directed to Skaneateles Creek; a Stormwater Pollution Prevention Plan was submitted with the referral; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the plan shows the northwest corner of the site located in the 100 year flood plain; the boundary appears to correspond with the preliminary updated FEMA Flood Insurance Rate Maps (FIRM) which have yet to be finalized; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that additional lands on the parcel are in a Special Flood Hazard Area (SFHA), including in the location of the proposed new building; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the 2003 Main Street Corridor Study further emphasizes protecting Skaneateles Creek and its floodplains, encouraging “development that incorporates such resources into its design as community amenities that are available for all residents and visitors to enjoy”; and

WHEREAS, the EAF states the site is part of NYS DEC remediation site V00037, stating: “Contamination found at this site is typical of a gasoline storage and sales facility. In February 1997 a subsurface investigation was performed. Currently the site is environmentally inactive and a release has been issued from the VCA program”; the EAF further states a project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, per the EAF, the site proposes to connect to public water and a private septic system; a Utility Plan revised April 20, 2016 shows a proposed 2,000 gallon septic tank west of the building, and a proposed leach field west of the full access driveway on Route 5; and

WHEREAS, the layout plan shows existing sidewalks to remain with proposed new ramps connections within the driveways; the Landscape Plan revised April 20, 2016 shows a row of spruce trees along the rear of the site, additional spruces west of the leach field, several landscape groupings along the front of the site, and two proposed trees along each frontage; no plantings or trees are shown between the sidewalks and the street; plans show proposed lighting on the front and back of the proposed building, and dual-head light poles around the perimeter of the developed area; the EAF notes lighting will be LED/dark-sky compliant and a lighting plan was submitted with the referral; and

WHEREAS, the Sign Plan revised April 20, 2016 shows a proposed 78 square foot sign on the front of the building, a 32 square foot sign on the west side of the

building, acrylic letter signs on the windows and doors (33 square feet total), a 22 square foot sign along the east side of the fuel canopy, a proposed 50 square foot menu board at the northeast corner of the building, proposed brand signage on the fuel dispensers and canopy columns, and a proposed 131.5 square foot freestanding monument sign at the intersection corner to include a digital message board with alternating fuel prices/food displays (5.5' x 6.5') below two additional signs; other than the letter signs on the windows and the digital message board, the illumination of the proposed signage is not indicated; and

WHEREAS, per the 2003 Main Street Corridor Study and recently drafted comprehensive corridor plan update, the Four Corners area “should retain a mix of commercial, office and residential uses” and “suburban-style commercial strip development (fast food establishments, auto service areas, etc.) should be discouraged in favor of higher density business, commercial and residential uses”; the study strongly encourages pedestrian-oriented design compatible with the desired historic character of the Village, including: new buildings situated near the public right-of-way; parking in the rear or side yard; extensive natural screening buffering parking, utilities, and adjacent land uses; traditional building materials, lighting, and signage, with franchise and “cookie cutter” styles discouraged; minimized access to Route 5 to protect pedestrians and vehicular mobility; and concrete sidewalks with accompanying planting strips and street trees; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant and Village must continue to coordinate with the New York State Department of Transportation on access and site planning for the proposed use, prior to Town action. The Department of Transportation notes that the easternmost driveway shown on the plan accessing Route 5 will not be permitted, and advises that the applicant must ensure that internal circulation for vehicles and fueling trucks is adequate to ensure no stacking of vehicles occurs onto the state roadway.
2. The Onondaga County Health Department advises the applicant and Village must continue to coordinate on plans for proposed wastewater accommodations on the site, prior to Town action on this proposal. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comments:

1. The plans as proposed do not meet the priorities identified in the recent update to the Village of Elbridge Comprehensive Plan and prior Main Street Corridor Study. The Board strongly encourages the Village to require increased adherence to the recommendations of the comprehensive plan and corridor study, given its important central location in the historic village core.

Recommendations include: considering an alternative site layout with the building closer to the road and parking to the rear, creating a pedestrian-friendly planting strip between the sidewalks and the right-of-way consistent

with existing and planned village streetscapes, designing a mixed-use building with traditional materials and fenestration facing both frontages, increasing the amount of landscaping within and around the parking lot, protecting the creek from vehicle and chemical runoff, reserving land along the creek for potential public use, and reducing the number, scale, and franchising extent of the proposed signage. The Syracuse-Onondaga County Planning Agency is available to consult with the Village Planning Board, should it wish to further discuss opportunities for assistance with this project.

2. The Onondaga County Department of Transportation requests a copy of the Transportation Impact Study and Stormwater Pollution Prevention Plan.
3. The Board notes that the new floodplain maps have not been adopted, and that the proposed building and potential septic location encroach within the current floodplain boundary. The Village and applicant should acknowledge the current floodplain boundary on the plan and adhere to local flood ordinance requirements, in order to minimize exposure to flooding and ensure the project does not negatively impact the free flow of drainage in or near a floodplain and Skaneateles Creek.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-178

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Michael Borden for the property located at 5855 Hamilton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Hamilton Road, a county road, the municipal boundary between the Town of Elbridge and the Village of Jordan, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a deck on the side of an existing home with a 12.6 foot set back where 15 feet are required on a 1.71-acre parcel in an R-1 zoning district; and
- WHEREAS, an undated informal drawing shows a two story frame house with a proposed 6 by 12 foot deck and stairs; and
- WHEREAS, a survey dated January 8, 2004 shows the existing house, a shed, and a driveway on Hamilton Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF Mapper states that there is a stream running through the property; and
- WHEREAS, the referral notice states that the property has municipal water service through the Village of Jordan and an individual septic system; and
- WHEREAS, the site is located in Agricultural District 3; an Agricultural Data Statement was included with the referral; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Montreal Development, LLC for the property located at 405 Spencer Street & 315 Maltbie Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, and the Maltbie Flow Control Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to partially demolish and complete exterior alterations in order to convert an existing vacant warehouse building into three restaurants on two lots totaling 0.97 acres in a Lakefront Urban Center-Franklin Square (T5-2) zoning district; and
- WHEREAS, the site includes the vacant warehouse at the corner of Spencer Street and Maltbie Street, both city streets, and an adjacent vacant wooded parcel on Maltbie Street; the site faces Onondaga Creek, a portion of the Onondaga Creekwalk, and an existing two-story office building across Maltbie Street; and
- WHEREAS, per the city application, the applicant is proposing to demolish one overhead bay along Maltbie Street and renovate the remainder of the existing building for one 3,375 square foot restaurant and two 2,000 square foot restaurants; the building is a single-story structure, where two-stories is the minimum allowed within the T5-2 zoning district; and
- WHEREAS, the Site Layout and Planting Plan revised April 18, 2016 shows the restaurant building with a proposed covered brick patio facing Maltbie Street, a rear dumpster enclosure, 49 proposed parking spaces west and south of the building with a full driveway on Spencer Street and an exit-only driveway on Maltbie Street; and
- WHEREAS, the plan further shows a proposed bike rack, two proposed trees at the corner on a concrete and brick paver area, additional landscaping and groundcover plantings around the building and within the parking lot, concrete walks around the building, and concrete sidewalks along Maltbie Street and part of Spencer Street; plans indicate a steep grade around the developed area to remain undeveloped; and
- WHEREAS, elevations show proposed brown brick facing and limestone veneer facades (natural materials required per zoning) with coping, windows and entrances on all except the south (rear) façade, metal canopies above some of the windows and entrances, wooden arbors, and decorative LED up/down lights along the building walls; and
- WHEREAS, proposed signage includes externally-lit 30" round (2) and 30" x 6' oval signage (4) above entrances and windows on the east, west, and north



facades, and 12" black metal numeral address signage on the east and north upper facades; and

WHEREAS, current and preliminary FEMA Flood Insurance Rate Maps (FIRM) indicate that lands outside of the parcel along Onondaga Creek are in a Special Flood Hazard Area (SFHA); per the referral materials, pervious pavement will be used in the driveways and parking areas, and a drainage plan shows proposed drywells which connect via storm pipes to Spencer Street; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The City and applicant are encouraged to continue to coordinate on increased adherence to existing zoning regulations governing the site, specifically regarding building height, materials, façade openings, landscaping and screening, and right-of-way treatments, for the this important location in the Franklin Square district in the Lakefront Area and adjacent to and facing the Onondaga Creekwalk.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Ennis Developments, Inc. dba Store Your Stuff for the property located at 8578 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard, a county road, and New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to construct a public self-storage facility with associated parking and site improvements on a vacant 6.55-acre lot in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Preliminary Site Plan dated April 18, 2016 shows an area labeled "Phase 1" with nine single story storage buildings, an area labeled "Phase 2" with seven future single story storage buildings, an office area connected to one storage building, a parking area with 11 spaces, a lift gate and access keypad to provide access to the storage building area from the parking lot, a proposed fence (location tentative) enclosing both proposed phases of storage buildings, a small landscaping area (size and location tentative), and a freestanding sign (location tentative); and
- WHEREAS, the plan shows a proposed driveway on Henry Clay Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows an Onondaga County Water District permanent right-of-way running through the south side of the of lot, a sanitary sewer easement running along the east side of the lot, and 50' buffer zones along the eastern and southern property boundaries, which are adjacent to residential properties; and
- WHEREAS, the plan shows an existing drainage easement and stormwater management area on the adjacent parcel to the north; the Full Environmental Assessment Form (EAF) states that stormwater runoff will be directed to this existing off-site stormwater management area as part of a master stormwater management plan created in 2009; and
- WHEREAS, the EAF states that the project will have outdoor lighting; and
- WHEREAS, the EAF states that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the referral notice states that the site is served by public water and sewer; the site is located in the Oak Orchard Treatment Plant and Henry Clay Pump Station service areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. The proposed sign must be located outside of the highway clear zone to meet the requirements of the Onondaga County Department of Transportation, and the Department advises that access gates must be located at least 50 feet from the shoulder of Henry Clay Boulevard.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff from such an intensely impervious surface and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the

Onondaga County Department of Water Environment Protection at 315-435-6820.

4. The Board recommends onsite lighting that is sensitively designed for a residential environment, limits harsh glare, and does not spill over onto neighboring parcels or the Henry Clay Boulevard right-of-way.
5. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
7. The Board encourages the Town to require additional landscaping/screening on site, particularly along the Henry Clay Boulevard frontage and in back of the proposed storage buildings adjacent to the residential properties.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-181

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Steri Pharma (Dromik, LLC) for the property located at 429 South West Street & 108 Fabius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South West Street, a state-owned arterial, and the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to construct an 18,851 square foot addition, a parking lot, and additional related site amenities at an existing pharmaceutical manufacturing facility (Steri-Pharma) on a 3.46-acre lot in an amended Planned Development District (PDD); and
- WHEREAS, the Board is concurrently reviewing a referral to amend the PDD for the project (Z-16-182); the Board previously offered no position with comment on concurrent subdivision and zone change referrals (S-15-54 and Z-15-253) to create the PDD, encouraging consideration of Onondaga Creek in any future proposals to expand the facility; and
- WHEREAS, per aerial photography, the PDD encompasses an existing warehouse fronting South West Street, an abandoned portion of Tully Street, and parking and lands along Fabius Street; the eastern side of the PDD faces Onondaga Creek; and
- WHEREAS, the Site Plan revised April 9, 2016 shows a proposed 18,851 square foot proposed warehouse with a connector to the existing warehouse to the north, two proposed loading docks angled toward South West Street, and a proposed 83-space asphalt parking lot with an internal drive leading between the buildings and a proposed driveway with slide-gate access on Fabius Street; and
- WHEREAS, per aerial photography and prior referrals, the proposed parking lot would replace the existing parking area which has 76 spaces, and includes a number of curbed grass islands; plans show proposed new and repaired sidewalks along South West Street, a portion of Fabius Street, and within the site; a lighting plan shows single-head LED light poles with spill control along the boundary of the parking area; and
- WHEREAS, the Environmental Assessment Form dated May 9, 2016 notes 2.1 acres will be physically disturbed by the project; the plan shows two proposed subsurface stormwater detention systems with a series of catch basins, dry swales, a bioretention filter, and a quality treatment unit which the EAF states is in accordance with NYS DEC and City requirements; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must

be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, plans further indicate stream bank restoration and slop stabilization are required, which will require permits from the NYS DEC and the U.S. Army Corps of Engineers; the current FEMA Flood Insurance Rate Maps (FIRM) indicate land along the Creek is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that some additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; no additional buffering, landscaping or accommodations are shown along the Creek; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the EAF further notes the site is located in an archaeological sensitive area, may contain a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered, and that remediation projects have been completed on two adjacent sites along South West Street; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; plans show new connections proposed for the addition; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The City is advised to require that all permits from the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers are obtained prior to approving the proposed expansion project.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Board reiterates its recommendation to ensure no adverse impacts to Onondaga Creek and to take into account any proposed plans for the Creekwalk in this location, in order to maintain viewsheds and protect the Creek and floodplain lands from runoff. In particular, the City is advised to explore opportunities for permeable pavement and green infrastructure, vegetation along the bank, and additional landscaping within the site.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Steri Pharma (Dromik, LLC) for the property located at 429 South West Street & 108 Fabius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of South West Street, a state-owned arterial, and the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to amend an approved Planned Development District (PDD) to construct an 18,851 square foot addition, a parking lot, and additional related site amenities at an existing pharmaceutical manufacturing facility (Steri-Pharma) on a 3.46-acre lot; and
- WHEREAS, the Board is concurrently reviewing a project site review referral for the project (Z-16-181); the Board previously offered no position with comment on concurrent subdivision and zone change referrals (S-15-54 and Z-15-253) to create the PDD, encouraging consideration of Onondaga Creek in any future proposals to expand the facility; and
- WHEREAS, per aerial photography, the PDD encompasses an existing warehouse fronting South West Street, an abandoned portion of Tully Street, and parking and lands along Fabius Street; the eastern side of the PDD faces Onondaga Creek; and
- WHEREAS, the Site Plan revised April 9, 2016 shows a proposed 18,851 square foot proposed warehouse with a connector to the existing warehouse to the north, two proposed loading docks angled toward the city-owned service road paralleling South West Street and a proposed 83-space asphalt parking lot with an internal drive leading between the buildings and a proposed driveway with slide-gate access on Fabius Street; and
- WHEREAS, per aerial photography and prior referrals, the proposed parking lot would replace the existing parking area which has 76 spaces, and includes a number of curbed grass islands; plans show proposed new and repaired sidewalks along South West Street, a portion of Fabius Street, and within the site; a lighting plan shows single-head LED light poles with spill control along the boundary of the parking area; and
- WHEREAS, the Environmental Assessment Form dated May 9, 2016 notes 2.1 acres will be physically disturbed by the project; the plan shows two proposed subsurface stormwater detention systems with a series of catch basins, dry swales, a bioretention filter, and a quality treatment unit which the EAF states is in accordance with NYS DEC and City requirements; and



WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, plans further indicate stream bank restoration and slop stabilization are required, which will require permits from the NYS DEC and the U.S. Army Corps of Engineers; the current FEMA Flood Insurance Rate Maps (FIRM) indicate land along the Creek is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that some additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; no additional buffering, landscaping or accommodations are shown along the Creek; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the EAF further notes the site is located in an archaeological sensitive area, may contain a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered, and that remediation projects have been completed on two adjacent sites along South West Street; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; plans show new connections proposed for the addition; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The City is advised to require that all permits from the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers are obtained prior to approving the proposed expansion project.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Board reiterates its recommendation to ensure no adverse impacts to Onondaga Creek and to take into account any proposed plans for the Creekwalk in this location, in order to maintain viewsheds and protect the Creek and floodplain lands from runoff. In particular, the City is advised to explore opportunities for permeable pavement and green infrastructure, vegetation along the bank, and additional landscaping within the site.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of 460 North Franklin St. Assoc., LLC for the property located at 438-446 North Franklin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct an 85-space parking lot on a vacant 0.88-acre lot in a Lakefront Urban Center-Franklin Square (T5-2) zoning district, in order to provide parking for the residents of an existing apartment building on an adjacent parcel; and
- WHEREAS, the Board previously offered no position with comment on concurrent subdivision and site plan referrals (S-16-09 and Z-16-45) to combine the parcel with the adjacent apartment building parcel for the project; per the City, the subdivision referral was withdrawn by the applicant and the site plan was disapproved by the City Planning Commission without prejudice; a special permit is now required, as a surface parking lot is not specified as an allowable primary use in this district; and
- WHEREAS, in 2011, the Board also offered no position with comment on a site plan referral Z-11-263) from the current applicant to demolish an existing building and construct a new office building on this parcel (which was not ultimately built), citing conformance to Lakefront Zoning District requirements and planning for future coordinated parking; and
- WHEREAS, the site is located within the Lakefront Redevelopment area and Franklin Square district, characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale and pattern of new and rehabilitated former industrial buildings; and
- WHEREAS, the site is at the corner of North Franklin Street, Genant Drive, and North Clinton Street, adjacent to a 1.86-acre parcel which contains the seven-story Franklin Square Apartments and parking lot (formerly proposed to be combined); and
- WHEREAS, the Layout Plan revised April 14, 2016 shows a proposed 85-space asphalt parking lot to serve as overflow parking serving the apartment building, with access to an existing driveway onto North Franklin Street, a city street, located on the adjacent parcel; and
- WHEREAS, the Layout Plan shows an outline of a Future Building (8,000 square feet), with a portion of the proposed parking within the future building area; in 2011, the applicant proposed to construct a 36,000 square foot office building (12,000 square foot lot coverage); the referral materials indicate the current

proposal would provide sufficient parking for the apartment units and the future building; and

WHEREAS, zoning regulations within the T-5(2) district per the Layout Plan require 70% building frontage; zoning regulations detail location, screening, lighting and landscaping of parking lots; structured parking and shared parking in smaller lots is encouraged, to foster walkability and density objectives; and

WHEREAS, North Franklin Street, Genant Drive, and North Clinton Street are designated Street 3 and regulated per Lakefront zoning district regulations; Street 3 is a local, slow-movement street that provides for higher-density buildings such as offices, shops, apartments and rowhouses, and urban in character with raised curbs, closed drainage, wide sidewalks, on-street parking and street trees and screening; and

WHEREAS, the Planting Plan shows three existing street trees along North Franklin Street; proposed landscaping includes a narrow hedgerow of dwarf burning bushes to be installed along the Franklin Street and Genant Drive frontages, narrow lawn areas at the perimeter of the lot, and 10 trees within the lawn areas set back from the right-of-way; no lighting plan was submitted; and

WHEREAS, per the City, the applicant has added a curbed island some additional landscaping to the original plan, and may increase the number of trees and curbed islands within the parking lot and seek a waiver for the number of spaces permitted in a row (12 allowed); and

WHEREAS, per the referral, stormwater will be directed to the municipal storm system on North Franklin Street; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The City and applicant are encouraged to continue coordinating on adherence to regulations regarding parking on site, building frontage, and proposed design details for this important Franklin Square location, and the City should be cognizant of the precedent this project may set for other Lakefront locations, as it conflicts with urban design objectives in the area.

Should the parking lot be allowed, the Board encourages the applicant to continue working with the City of Syracuse to ensure adherence to the design regulations and objectives of the Lakefront and Franklin Square districts, including high-quality, opaque screening and right-of-way landscaping along all Street 3 frontages, landscape islands within parking lots, and to improve the condition of sidewalks and installation of street trees around the perimeter of the site. Design and installation of the parking area should in no way preclude the future construction of a building on the site.

2. As the Inner Harbor, Franklin Square and nearby parcels continue to redevelop, the City and applicants are advised to carefully consider the density and parking goals of the Lakefront Master Plan and associated zoning. The City should consider devising a coordinated parking strategy for these increasingly dense areas, to ensure off-site and shared parking benefits can occur for currently proposed projects, but also does not diminish the viability of additional redevelopment in currently underutilized buildings, nor create undesirable large parking lots along prime frontages. Location and

potential cost-sharing of future structured parking should also be considered and planned for.

3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-184

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Autorow Realty, LLC for the property located at 739-745 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to demolish a portion of an existing building to create an expanded surface parking lot for an existing automotive dealership (Crest Acura) on a 1.8-acre lot in a Commercial Class A (CA) zoning district; and
- WHEREAS, the site is located on the south side of West Genesee Street between Leavenworth Avenue and Van Rensselaer Street, all city streets, west of the existing Crest Cadillac dealership property; and
- WHEREAS, a Photo Site Plan dated May 13, 2016 shows the subject parcel includes a surface parking lot west of the Crest Cadillac building, an existing masonry building (Crest Acura), and an existing attached masonry building set behind an existing auto inventory asphalt paved area fronting the street; and
- WHEREAS, per the referral materials, it appears the building behind the existing paved area will be demolished to expand the inventory lot; the number of existing and proposed parking spaces within the inventory area is not specified; and
- WHEREAS, per the city application, the project also includes enclosure of the attached Acura building with access doors to the parking lot, as well as interior renovations; and
- WHEREAS, the plan shows the parking lot between the Cadillac and Acura buildings to have two existing driveways on West Genesee Street, and the auto inventory lot with two additional existing driveways on West Genesee Street; and
- WHEREAS, the Environmental Assessment Form dated May 11, 2016 notes 0.084 acres will be physically disturbed by the project; and
- WHEREAS, aerial photography shows the overall Crest site with existing sidewalks and brick pavers, and existing street trees along the buildings, but not in front of the auto inventory lot; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

2. The City and applicant are further encouraged to incorporate green infrastructure, permeable pavement, and additional landscaping where possible, including street trees in front of the inventory lot.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-185

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Van Buren Planning Board at the request of Seneca Golf Course for the property located at 7340 New York State Route 48; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 48, a state highway, and the municipal boundary between the Town of Van Buren and the Town of Lysander; and
- WHEREAS, the applicant is requesting an area variance for front and side yard setbacks on proposed Lot 2 of a proposed subdivision that would divide two parcels with single-family residences from a 92-acre golf course lot in a Residence (R-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-16-31); and
- WHEREAS, the Town application states that variances would be required for proposed Lot 2 to reduce the required front yard setback from 50 feet to 6.2 feet and the required side yard setback from 40 feet to 36.8 feet on the south side; and
- WHEREAS, the Final Plan dated March 31, 2016 shows proposed Lot 1 (40,015 square feet), proposed Lot 2 (40,206 square feet), and the remaining lands (acreage not shown); and
- WHEREAS, the plan shows an existing two story house and garage on proposed Lot 1 with an existing driveway on Route 48, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an existing one story house, car port, shed, and one story house ruins on proposed Lot 2 with a driveway on Van Ness Road South, a local road; the plan shows CSX railroad tracks and the Seneca River running adjacent to proposed Lot 2 to the north; and
- WHEREAS, the Seneca Golf Course is located on the proposed remaining lands; the plan shows a club house and aerial photography shows another building, a parking area, and an existing driveway on Route 48, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the referral notice states that the site is served by public water and private septic systems; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic systems to service the proposed lots prior to Department endorsement of this subdivision plan; and
- WHEREAS, New York State wetland maps show a small area of state designated wetlands on the southeast corner of the proposed remaining lands; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed



action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF Mapper states that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory, and the Seneca River is part of the historic Erie Canalway National Heritage Corridor; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
2. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of James Nobles for the property located at Van Buren Road and New York State Route 690; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 690, a state highway, and Van Buren Road (CR 194), a county road; and
- WHEREAS, the applicant is requesting a special permit to allow dirt fill to level approximately 4 acres of a 20.6-acre lot in a Local Business (LB) zoning district to prepare for future development; and
- WHEREAS, the Board previously recommended modification of a site plan (Z-07-472) to construct a church on December 27, 2007; on December 14, 2011, the Board recommended disapproval of a site plan (Z-11-399) to construct a warehouse/office, party room, and banquet hall (Endeavor Entertainment), stating that the proposed site plan did not adequately accommodate infrastructure requirements including driveway location, internal traffic circulation, and wastewater treatment requirements; and
- WHEREAS, the Environmental Assessment Form states that 4 acres would be leveled with fill 18 inches deep; and
- WHEREAS, the Proposed Fill Grading Plan dated May 16, 2016 shows the proposed fill area with approximate final contour lines, a silt fence to be installed between the fill area and Route 690, and a gravel drive on Van Buren Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan states that the fill area will be seeded upon completion of fill activities at the site; and
- WHEREAS, the plan shows a high wire utility easement running along the eastern side of the site parallel to Route 690; and
- WHEREAS, the referral notice states that the site currently is not served by public water nor sewer; while the site is located within the Onondaga County Sanitary District, it is not in close proximity to existing sewage transmission infrastructure; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat;

and

WHEREAS, the EAF Mapper states that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed activity would not create additional stormwater runoff into highway drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments:

1. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
2. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.
3. Should the Town approve the special permit and development be considered on the site, the applicant is advised to contact the Onondaga County Health Department and Onondaga County Department of Transportation early in the development process to identify required information needed to issue permits and approvals.
4. The Town is encouraged to ensure adherence to local regulations regarding

land development activities, particularly with respect to the quality of fill materials, in order to minimize negative impacts to drainage and stormwater management.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-187

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Resid Salkic for the property located at 1935 Caleb Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Village of East Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting an area variance to construct an enclosed front porch in the front yard setback of an existing single-family residence in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, a copy of a survey dated August 26, 2002 shows an existing split-level frame house with a rear patio, a rear shed, an above ground pool, and a proposed new enclosed porch with a landing; and
- WHEREAS, the proposed porch would have a front yard setback of 14' where 20 ' is required; and
- WHEREAS, per the referral materials, the applicants are requesting an enclosed space for the homeowners and guests to remove their shoes as it is important in their culture not to wear shoes in the home; and
- WHEREAS, the survey shows the house with frontage and an existing driveway on Caleb Avenue, a city street; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

**The motion was made by Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of VP Supply Warehouse for the property located at 6166 East Molloy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Molloy Road, a county road; and
- WHEREAS, the applicant is proposing to convert 9,270 square feet of warehouse space to retail and office space, including a new entrance and additional parking, on a 9.76-acre lot in an Industrial zoning district; and
- WHEREAS, the Referral Notice states that the proposed project is phase 2 of a two-phase project to convert the remaining 9,270 square foot building to retail and office space to accommodate "Innovations by VP," a kitchen and bath showroom; the Environmental Assessment Form (EAF) states that this phase completes the interior renovations of all habitable space within the existing building; and
- WHEREAS, the Site Plan dated May 16, 2016 shows the existing 65,052 square foot building with the project area identified, a new entry with concrete ramp, new onsite sidewalk to the new entrance, and areas of onsite sidewalk that would be removed; and
- WHEREAS, the plan shows 81,000 square feet of existing pavement, 4,017 square feet of new pavement, 156 total parking spaces, and a fence and gate that would be removed and relocated to accommodate customer parking; and
- WHEREAS, the plan shows two existing drives on East Molloy Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF Mapper Summary Report states that the site is located within 2,000 feet of a DEC remediation site; and
- WHEREAS, the Referral Notice states that the site is served by municipal water and wastewater service; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant

must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Cornerstone Crossings for the property located on Woodchuck Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway, and Jamesville Road, a county road; and
- WHEREAS, the applicant is proposing construction of a 5,000 square foot building, with associated stormwater, parking, sidewalks and landscaping as part of a larger proposed development on a wooded 1.31-acre parcel in an Office & Professional zoning district; and
- WHEREAS, the Site Layout Plan revised May 13, 2016 shows Lots 1, 2 and 3 with the proposed building and a parking lot with 30 spaces on Lot 1; Lots 2 and 3 are not part of the site plan review at this time; the plan shows the westerly line of the former Syracuse and Eastern Railroad Company running along the eastern boundary of Lots 1 and 3; and
- WHEREAS, a Concept Design plan dated October 20, 2015 shows conceptual proposed full build out for three lots with slightly different layouts than shown on the site layout plan; the plan shows Lot 1 (current proposal) and Lots 2 and 3 each with a future building and future parking area, and the plan states that Lots 2 and 3 would be cleared, filled, and landscaped; and
- WHEREAS, the Concept Design plan shows that all three lots would have access off Old Woodchuck Hill Road, which accesses Woodchuck Hill Road, a town road; the plan states that the applicant would obtain Old Woodchuck Hill right-of-way property from the Town of DeWitt; and
- WHEREAS, the Site Layout Plan shows that Lots 1 and 2 also have frontage on Jamesville Road, which is labeled as without access due to the location of an on-ramp to I-481, and Lots 2 and 3 also have frontage on I-481; and
- WHEREAS, the Concept Design plan shows three potential stormwater management areas: on Lots 1 and 2 along Jamesville Road, on Lot 1 to the east of the parking area, and on Lot 3 in the northeast corner; the Site Grading Plan revised May 13, 2016 appears to show that a portion of the stormwater detention for Lot 1 would be located in the Woodchuck Hill Road right-of-way; the referral also included a Site Lighting Plan and a Site Planting Plan; and
- WHEREAS, the Site Layout Plan shows a Niagara Mohawk Power Corporation right-of-way running adjacent to the eastern boundary of Lots 1 and 3, and aerial photography shows power lines running along the Jamesville Road frontage of Lots 1 and 2; the site is also located near floodplains associated with Butternut Creek, which is located across Jamesville Road west of the site; and



WHEREAS, the Environmental Assessment Form, which only covers the currently proposed project on Lot 1, states that the project would disturb 1.31 acres of land; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Concept Design plan shows a grinder pump located in the basement of the proposed building and a sanitary manhole dedicated to the Town of DeWitt on Lot 1, and the Site Drainage and Utilities Plan shows future pump stations on Lots 2 and 3 and proposed force mains; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out of all three lots to meet Departmental requirements and is

required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

2. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) for full build out of all three lots to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments:

1. Per the New York State Department of Environmental Conservation, the municipality is strongly advised to conduct an environmental review for full build out of all three lots comprising this site in order to avoid potential segmentation issues under SEQR. The NYSDEC advises that if later phases are uncertain as to design or timing, their likely environmental significance can still be examined as part of the whole action by considering the potential impacts of total build out (for example, based on sketch plans or existing zoning).

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

4. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

5. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

6. The Board strongly encourages preservation of the wooded lands to the extent possible, to aid in stormwater management and mitigate noise and dust from neighboring land uses including the interstate highway and nearby quarries. The Board recommends minimizing clearing of Lots 2 and 3 until the extent of needed clearing is identified.

7. The Board encourages shared stormwater, circulation, parking, and other site planning to minimize potential impacts on land and infrastructure.
8. This review does not represent site plan review of Lots 2 and 3, which must be referred prior to development.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Dunuwila Annex for the property located at 6883 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 and New York State Route 92, both state highways; and
- WHEREAS, the applicant is proposing a new façade on the front of an existing office building and new siding on both sides of the building (cover over existing brick) on a 0.31-acre parcel in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-191) for an addition to the existing office building on the adjacent parcel (6881 East Genesee Street); and
- WHEREAS, the Board previously recommended modification of two site plan referrals (Z-15-226/227), stating that the Town and applicant must contact the New York State Department of Transportation to consider opportunities to consolidate and share access to East Genesee Street in order to improve site circulation and safety near the intersection, and encouraging provision of a single access on East Genesee Street and reconfiguration of a shared parking layout to promote better access and parking management on the overall site; the Board took No Position With Comment on a subdivision referral (S-15-69) for a lot line adjustment; and
- WHEREAS, the Sketch Plan dated April 7, 2016 shows 6883 East Genesee Street (#6883) to contain an existing two-story framed building with a walkway/ramp leading to a parking lot with 21 spaces that would be shared with 6881 East Genesee Street (#6881); the plan shows #6881 to contain a one-story brick building with a proposed addition and a ramp leading to the shared parking area; and
- WHEREAS, the plan shows walkways leading from both buildings to the existing concrete walk along the East Genesee Street frontage, a rain garden near the front of the parking lot on the #6881 side, and several grass areas on both lots, some of which would be restored from being used previously as parking areas; and
- WHEREAS, the plan shows a single shared driveway on East Genesee Street near the five-way intersection between Route 5/Route 92 and two local roads; any existing or proposed access on East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, both Environmental Assessment Forms (EAFs) note that 0.16 acres will be physically disturbed by both projects; the EAFs describe the project only as modification of existing parking and road access and do not cover the proposed building expansion activity on #6881; and

WHEREAS, the referral materials note parking easements for shared parking and modification of the approved parking and grading plan as part of the proposed project; and

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the overall site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in an archaeologically sensitive area; and

WHEREAS, both buildings are served by public water and sewers and are located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Town and applicant must continue to coordinate with the New York State Department of Transportation regarding access on East Genesee Street.
2. The New York State Department of Transportation has determined that the applicant must verify that the proposed development would not create additional stormwater runoff into the State's drainage system; the applicant must submit the verification to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
2. The Town should ensure that shared access and parking agreements are in place between the property owners.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Dunuwila Schoolhouse Expansion for the property located at 6881 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 and New York State Route 92, both state highways; and
- WHEREAS, the applicant is proposing a 392 square foot addition to an existing office building for additional offices and conference room on a 0.20-acre parcel in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-190) for a new façade on front of an existing office building and new siding on both sides of the building on the adjacent parcel (6883 East Genesee Street); and
- WHEREAS, the Board previously recommended modification of two site plan referrals (Z-15-226/227), stating that the Town and applicant must contact the New York State Department of Transportation to consider opportunities to consolidate and share access to East Genesee Street in order to improve site circulation and safety near the intersection, and encouraging provision of a single access on East Genesee Street and reconfiguration of a shared parking layout to promote better access and parking management on the overall site; the Board took No Position With Comment on a subdivision referral (S-15-69) for a lot line adjustment; and
- WHEREAS, the Sketch Plan dated April 7, 2016 shows 6883 East Genesee Street (#6883) to contain an existing two-story framed building with a walkway/ramp leading to a parking lot with 21 spaces that would be shared with 6881 East Genesee Street (#6881); the plan shows #6881 to contain a one-story brick building with a proposed addition and a ramp leading to the shared parking area; and
- WHEREAS, the plan shows walkways leading from both buildings to the existing concrete walk along the East Genesee Street frontage, a rain garden near the front of the parking lot on the #6881 side, and several grass areas on both lots, some of which would be restored from being used previously as parking areas; and
- WHEREAS, the plan shows a single shared driveway on East Genesee Street near the five-way intersection between Route 5/Route 92 and two local roads; any existing or proposed access on East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, both Environmental Assessment Forms (EAFs) note that 0.16 acres will be physically disturbed by both projects; the EAFs describe the project only as modification of existing parking and road access and do not cover the proposed building expansion activity on #6881; and

WHEREAS, the referral materials note parking easements for shared parking and modification of the approved parking and grading plan as part of the proposed project; and

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the overall site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in an archaeologically sensitive area; and

WHEREAS, both buildings are served by public water and sewers and are located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Town and applicant must continue to coordinate with the New York State Department of Transportation regarding access on East Genesee Street.
2. The New York State Department of Transportation has determined that the applicant must verify that the proposed development would not create additional stormwater runoff into the State's drainage system; the applicant must submit the verification to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
2. The Town should ensure that shared access and parking agreements are in place between the property owners.



**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-192

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of LaFayette Zoning Board of Appeals at the request of James Herron for the property located at 2957 U.S. Route 11; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of U.S. Route 11, a state highway; and

WHEREAS, the applicant is requesting an area variance to allow an addition to an existing residence in the side yard setback in an Industrial zoning district; and

WHEREAS, the Town application states that the purpose of the proposed addition is to increase the size of the living quarters; the proposed side yard setback is 16 feet where a 25-foot setback is required; and

WHEREAS, the photocopied survey (date cut off) shows an existing house, with a deck/porch drawn on the back, a well drawn to the northwest of the house, and the proposed addition drawn on the side, a three car detached garage, and the approximate location of an overhead utility line; the copied portion of the survey does not show the northern property line where the side yard variance is required; and

WHEREAS, the survey shows an existing driveway on Route 11, which must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and is served by private drinking water and wastewater accommodations; the survey shows a septic vent on the south side of the house between the house and driveway; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the area variance.

The Board offers the following comments:

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

2. More generally, the Board strongly advises the Town to require complete

and accurate surveys, renderings, and/or site plans showing the extent of existing and proposed conditions, in order to ensure adequate review of projects is feasible and to improve the quality of local land use decisions.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the Town of LaFayette Planning Board at the request of S. Paul Swimm for the property located at 2733 U.S. Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of U.S. Route 11, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to operate a landscaping business on a 37-acre lot in an Agricultural-Residential (AR) zoning district; and
- WHEREAS, per town code, the proposed use is not specified as an allowed use within the AR district; and
- WHEREAS, aerial photography shows an existing house and driveway on Route 11, which must meet the commercial requirements of the New York State Department of Transportation; NYSDOT further notes that the applicant will be required to provide ITE Trip Generation traffic figures and a drainage study; and
- WHEREAS, an undated partial drawing without a scale was submitted with the referral, which shows an existing barn at the location of the existing house with an attached lean-to, an equipment barn, soil berm, new material bins (concrete blocks), stone area, new stone area, new pile of brown mulch and rock pile next to a stream, and new landscaping; and
- WHEREAS, per town regulations, controlled site uses require “a detailed site plan showing all property boundaries, adjoining and neighboring ownership and land use, existing and proposed structures, topography, utilities, landscaping, parking, curbing, signs and other physical features”; and
- WHEREAS, the drawing does not show the location of an existing or proposed septic system or well on site, and the property is located outside of the Onondaga County Sanitary District; the referral form notes the property is served by private drinking water and wastewater accommodations; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the project site review; and
- WHEREAS, a notice from the Town states that the site is located next door to Watsons Landscaping, which the Onondaga County Agricultural Districts map shows is located in New York State Agricultural District 4; the referral did not include an Agricultural Data Statement; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a

farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The proposed use is not allowed under current zoning, and the Town is encouraged to resubmit the proposed site review once a zone change application for the parcel has been referred. The resubmitted referral must include a scaled, detailed site plan showing the entirety of the lot, information about the extent of the proposed use, and an agricultural data statement per state law.

More generally, the Board strongly advises the Town to adhere to its regulations which require complete and accurate site plans, in order to ensure adequate review of projects is feasible and to improve the quality of local land use decisions.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of Lomedico-Grace, Inc. / Sal's Pizza for the property located at 41 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 31 / Route 370), a state highway; and
- WHEREAS, the applicant is proposing to relocate dumpsters with new fencing and add an outdoor seating area to an existing restaurant (Sal's Pizza) on a 0.16-acre lot in a Business (B-2) zoning district; and
- WHEREAS, the Board took no position with comment on a site plan referral (Z-14-258) for a small addition and minor site improvements, with comments addressing ensuring appropriate access agreements were in place, encouraging green infrastructure, ensuring that development would not negatively affect the floodplain, and improving community appearance; and
- WHEREAS, the copied survey (date cut off) shows an existing one story masonry building, an area behind the building that would be used for outdoor seating, a proposed fenced dumpster location, and an asphalt area along the east side and behind the building; and
- WHEREAS, the proposed dumpster enclosure appears to be located adjacent to the front entrance and pedestrian-ways of a neighboring business, and may impede vehicular circulation; and
- WHEREAS, aerial photography shows a row of parking along the eastern side of the building that is partially located on the adjacent parcel to the east; and
- WHEREAS, the survey shows the building with frontage on East Genesee Street, and it appears that the site can be accessed through the adjacent parcels to the west (Jreck Subs) and south (B'ville Smoke Shop) from Albert Palmer Lane, a local road, and through the adjacent parcel to the east (Ace Hardware) from East Genesee Street; any existing or proposed access on East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property is adjacent to a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that lands on the subject parcel are anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building

within a floodplain is therefore discouraged; and

WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville-Seneca Knolls Treatment Plant service area; and

WHEREAS, the New York State Department of Environmental Conservation Environmental (DEC) Assessment Form Mapper notes that the site is located within 2,000 feet of a DEC remediation site; and

WHEREAS, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The applicant is advised to find an alternate dumpster location, either on-site or off-site, so as to minimize negative effects on neighboring parcels and vehicular circulation.
2. The Village is advised to ensure appropriate access agreements are in place between the applicant and the owner of the adjacent parcel to the east, both for the row of parking that is located across both parcels and for usage of any shared driveways.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
5. Every municipal review provides the opportunity to improve community appearance, and the Village and applicant are encouraged to improve site design by delineating driveways with additional landscaped curbing and adding landscaping to the site.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Approach Associates for the property located on Stewart Drive West; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to construct a 25,000 square foot building with a 20-car parking lot, a lean-to, and an outside storage area on a 5.33-acre lot in a General Commercial Plus zoning district; and
- WHEREAS, the Area Map dated May 2016 shows the proposed building and attached covered storage, a concrete loading dock, a gravel laydown area behind the building, a parking area with 20 spaces, a sign (LED illuminated), a chain link perimeter fence enclosing a portion of the site, and proposed landscaping; and
- WHEREAS, the plan shows asphalt pavement on both sides of the building leading to two drives (one gated) on Stewart Drive, a local road that ends in a cul-de-sac at Hancock International Airport on the adjacent property to the west of this site; and
- WHEREAS, the Referral Notice states that the site is served by municipal water and sewer; the site is located in the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the plan shows a dry swale running along the north, east, and south edges of the property that appears to be directed to the Stewart Drive right-of-way; the Environmental Assessment Form states that 4.3 acres of land would be physically disturbed by the project; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must



be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the referral included a Photometric Plan and a Landscape Plan; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Town is advised to ensure that the plan shows how stormwater will be managed on site per New York State stormwater requirements.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of Adnan Khawaja for the property located at 3111 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to convert a vacant auto repair shop / gas station to a grocery store / gas station, with an existing building and gas pump island on a 0.81-acre parcel in a Residential A zoning district, Professional and Office overlay district, as well as an additional Incentive Overlay sub-district for certain properties on the West Genesee Street corridor; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-16-205) for the project; the Board recommended Modification (Z-14-39 and Z-15-21) of a use variance referral for the subject former gas station property, citing required driveway modifications, corridor study recommendations, and attention to neighborhood compatibility and site details; the Board previously recommended Modification (Z-15-414) of a referral by the Town of Geddes to create a Professional and Office Overlay District along the West Genesee Street corridor, with the OCPB offering several items directed at maintaining residential character and adherence to NYSDOT standards; and
- WHEREAS, the property is located at the corner of West Genesee Street, a state owned road, and South Terry Street, a local street; properties along West Genesee Street are primarily residential in this section, with the exception of this and another gas station across the street, and a number of other commercial uses; South Terry street is predominantly single-family residential; the property abuts vacant and residential land; and
- WHEREAS, the Site Plan dated May 25, 2016 shows the existing one-story frame building set back from West Genesee Street with four fuel pumps and canopy in front, and 10 parking spaces; the Town Special Permit application states the portion of the building used for auto repair will be transformed into a grocery sales area, and the applicant will be installing a new storefront; and
- WHEREAS, two existing driveways onto West Genesee Street and a single existing larger driveway onto South Terry Street are also shown to remain; any existing or proposed access onto West Genesee Street must meet the requirements of the New York State Department of Transportation; prior use variance referrals for the site included New York State Department of Transportation requirements that noted "for any new activity on site, the applicant must close the westernmost driveway onto West Genesee Street, and the remaining driveway

must be modified to a right-in/right-out driveway only to meet New York State Department of Transportation standards”; and

WHEREAS, per a letter from the applicant to the Town Board, the gas station will operate between 5am-11pm, with an estimated 250-300 clients per day, and 50-100 during peak time mornings and evenings; and

WHEREAS, the landscaping plan shows minimal landscaping of existing roadside islands, and at the front of the building; new 20 foot tall signage is shown at the corner; wooded areas to the east and rear of the building are shown to remain; no sidewalks are indicated on the plan, and sidewalks and pedestrian paths are minimal in the project area; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the New York State Department of Transportation, the Site Plan must be modified to reflect previously noted requirements for site access. The applicant must close the westernmost driveway onto West Genesee Street, and the remaining driveway must be modified to a right-in/right-out driveway only to meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.

2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood as much as possible, including traditional and residentially compatible

architectural details for buildings and signage, reducing pavement where possible, increasing traditional landscaping and providing for pedestrian access to this and adjacent sites and neighborhoods along the corridor, including sidewalks and street trees along road frontages.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-197

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Nelda Amidon for the property located at 1939 Coon Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Coon Hill Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance for required road frontage on a county road in order to allow a 2-lot subdivision of a 15.7-acre parcel in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-16-35) to create proposed Lot 1 (2 acres) and Lot 2 (13.7 acres); and
- WHEREAS, the existing 15.7 acre lot contains a single family house, and vacant agricultural land; per the local application, no physical changes are proposed; the owner cites they are looking to sell the house on proposed Lot 1 at a future date; and
- WHEREAS, per a letter dated April 5, 2016, the owner cites there is an access easement drive (30 feet wide), known as Hangar Drive, on the far west part of the property to allow access to two neighbor lots; the easement is proposed to remain on proposed Lot 2 (13.7 acres); and
- WHEREAS, the new proposed Lot 1 contains an existing house and driveway, and is served by private drinking water (individual well) and individual septic system; and
- WHEREAS, both proposed lots will have frontage onto Coon Hill Road, a county road; any existing or proposed access onto Coon Hill Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the referral form, lots located on a county road must have a minimum of 300 feet of road frontage, whereas proposed Lot 1 will have 200 feet and proposed Lot 2 will have 196.4 feet of frontage, requiring area variances; and
- WHEREAS, the subject parcel as well as the entirety of parcels surrounding the site are enrolled in the NYS Agricultural Districts program; the referral materials did not include the required Ag Data Statement; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: [countyplanning@ongov.ne](mailto:countyplanning@ongov.ne)

Per the Onondaga County Department of Transportation, all existing and future access for proposed Lots 1 and 2 must occur from the existing driveway/access lane, and no additional access shall be permitted from either proposed lot.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-198

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Syracuse Brick House, Inc. dba Syracuse Behavioral Healthcare for the property located at 4567 Crossroads Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is requesting a zone change from Industrial (I-1) to Neighborhood Commercial (NC-1) on a 5.68-acre lot with an existing office building in order to operate a medical office; and
- WHEREAS, the site is located at the corner of Henry Clay Road and Crossroads Park Drive, in an area generally known as Woodard Industrial Park, and is part of the Crossroads Park Drive industrial/commercial development; surrounding land uses are largely industrial and commercial in nature; and
- WHEREAS, the Crossroads Park plan dated March 4, 2001 shows an existing two-story office building, with an estimated floor area of approximately 25,000 square feet; and
- WHEREAS, the site contains large parking areas surrounding the building and has two existing driveways onto Crossroads Park Drive, a local road; the site also has frontage on Henry Clay Boulevard; no driveways are indicated, and the Onondaga County Department of Transportation notes that no access onto Henry Clay Boulevard shall be permitted; and
- WHEREAS, the plan shows two parallel easements crossing the western portion of the parcel: a 35-foot wide New York Transit Company easement and a 5-foot wide Niagara Mohawk Power Corporation easement; a Town of Clay utility easement occurs along the Henry Clay Road frontage and a small New York Telephone Company easement occurs at the northeast corner; and
- WHEREAS, a proposed easement leading from the neighboring parcel to an electrical box is also indicated west of the building; and
- WHEREAS, per the Town of Clay zoning ordinance, virtually all parcels between Henry Clay and Morgan Roads (south of Waterhouse Road) are zoned Industrial and the zoning map also contains a 500' Industrial Perimeter zone boundary, which includes the subject parcel; the Industrial 1 (I-1) zoning district allows for office buildings which a minimum 15,000 square foot total floor area as a permitted use with sites plan approval; and
- WHEREAS, per the zoning code, the intent of the Neighborhood Commercial District is "to maintain...the the quality of environment that is usually found in areas of commercial use often located near residential neighborhoods," and "the intensity and scale of uses, lots and structures are intended to be compatible

with nearby residential areas"; adjacent areas are not currently residential in character; per the NC-1 zoning regulations, the maximum gross floor area per lot is 15,000 square feet, and the existing building appears to exceed this threshold; and

WHEREAS, the site is located in the Wetzel Road Wastewater Treatment Plant service area and is served by public drinking water; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the EAF states the site is located within 2,000 feet of a New York State Department of Environmental Conservation remediation site; no additional information was provided; and

WHEREAS, per the EAF, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The proposed change of a single parcel to a neighborhood based zoning district in a non-residential area is inconsistent and incompatible with the dominant zoning and land uses in the Woodard Industrial Park vicinity, and may negatively impact future industrially based land uses wishing to locate in the area. Further, the size of the building appears to be inconsistent with dimensional regulation for the proposed Neighborhood Commercial District, and will necessitate an area variance for exceeding the maximum gross floor area.

The Town is encouraged to consider accommodation of the proposed use utilizing a more compatible zoning district (office district), or consider modifying the existing Industrial district (Industrial 1) regulations to accommodate medical offices as well as office buildings, if necessary, to allow for the proposed use on this site, if the use is deemed compatible with industrial development objectives in the area.

**The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-199

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Ticada Realty - Heritage One Day Surgery for the property located at 5496 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Taft Road (CR 19), a county road, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting an area variance to construct an approximately 5,000 square addition to an existing 48,000 square foot medical facility on a 6.57-acre lot in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the applicant seeks an area variance to allow for a total gross floor area of 53,000 where 30,000 is typically allowed; the site has a prior area variance approved for the current 48,000 square foot building; and
- WHEREAS, the Board previously recommended modification of a site plan (Z-11-381) to expand the Heritage One Day/Spine and Wellness Center medical building, noting driveway access must not be changed, and offered recommendations for access management, impervious surface coverage and flood plain avoidance; and
- WHEREAS, site located on Taft Road near Hancock Airport and Interstate 81, in an area characterized by neighboring commercial uses and residential homes across Taft Road; land directly to the west is owned by New York State (NYSDOT maintenance facility); and
- WHEREAS, per a project description provided with the referral, the expansion would occur in the area at the front of the site where an existing patient drop-off circle currently exists (to be relocated), and would house two additional operating rooms; other minor interior renovations will also occur; and
- WHEREAS, the Site Plan dated May 25, 2016 shows the existing two-story building near the front of the parcel with the addition noted in the northeast corner; a drop-off area is shown within the front yard parking area; 326 parking spaces are provided surrounding the building, with stormwater accommodations at the rear of the parcel; and
- WHEREAS, vehicular access to Taft Road occurs from a shared drive with the parcel to the east; no changes are proposed and no access shall be permitted to Taft Road, per the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the site is located in the Beartrap Creek Watershed and the Onondaga County Beartrap - Ley Creek Drainage District in the Onondaga Lake Basin; Beartrap Creek and its system of floodplains and wetlands is located 200 feet to the north; New York State wetlands and buffer occur outside the developed area at the rear of the parcel; and

WHEREAS, preliminary updated FIRM data released in June 2008 shows that lands on the parcel are anticipated to be added to the SFHA once maps are finalized; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department early in the planning process to determine sewer availability and capacity.
2. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The municipality is encouraged to uphold local flood ordinance requirements as required for good standing in the National Flood Insurance Program, and to ensure that any proposed development would not negatively affect drainage patterns in or near the pending floodplain.

**The motion was made by Chester Dudzinski and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of Amanda Tarolli for the property located at 6883 Peck Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Peck Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to operate a beauty salon in the cellar of an existing home on an approximately 1-acre lot in a Residence (R-40) zoning district; and
- WHEREAS, aerial photography shows an existing house and driveway on Peck Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral did not include a plan or survey; and
- WHEREAS, the Referral Notice states that the site is served by public water and private septic system; and
- WHEREAS, the Onondaga County Agricultural District map shows that the site is located in Agricultural District 3; the referral included an Agricultural Data Statement that states that the site is not located within an Agricultural District; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must contact the Onondaga County Department of Transportation to ensure the driveway onto Peck Road meets requirements for commercial driveways.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the special permit.
3. The proposal must be reviewed for emergency vehicle access by the local fire department, prior to Town approval of the special permit.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, no parking, loading, or backing of vehicles into the county right-of-way will be permitted.

2. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 08, 2016

OCPB Case # Z-16-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Adnan Khawaja for the property located 3111 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is proposing to convert a vacant auto repair shop / gas station to a grocery store / gas station, with an existing building and gas pump island on a 0.81-acre parcel in a Residential A zoning district, Professional and Office overlay district, as well as an additional Incentive Overlay sub-district for certain properties on the West Genesee Street corridor; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-16-196) for the project; and
- WHEREAS, the property is located at the corner of West Genesee Street, a state owned road, and South Terry Street, a local street; properties along West Genesee Street are primarily residential in this section, with the exception of this and another gas station across the street, and a number of other commercial uses; South Terry street is predominantly single-family residential; the property abuts vacant and residential land; and
- WHEREAS, the Site Plan dated May 25, 2016 shows the existing one-story frame building set back from West Genesee Street with four fuel pumps and canopy in front, and 10 parking spaces; the Town Special Permit application states the portion of the building used for auto repair will be transformed into a grocery sales area, and the applicant will be installing a new storefront; and
- WHEREAS, two existing driveways onto West Genesee Street and a single existing larger driveway onto South Terry Street are also shown to remain; any existing or proposed access onto West Genesee Street must meet the requirements of the New York State Department of Transportation; prior use variance referrals for the site included New York State Department of Transportation requirements that noted "for any new activity on site, the applicant must close the westernmost driveway onto West Genesee Street, and the remaining driveway must be modified to a right-in/right-out driveway only to meet New York State Department of Transportation standards"; and
- WHEREAS, per a letter from the applicant to the Town Board, the gas station will operate between 5am-11pm, with an estimated 250-300 clients per day, and 50-100 during peak time mornings and evenings; and
- WHEREAS, the landscaping plan shows minimal landscaping of existing roadside islands, and at the front of the building; new 20 foot tall signage is shown at the corner; wooded areas to the east and rear of the building are shown to remain;

no sidewalks are indicated on the plan, and sidewalks and pedestrian paths are minimal in the project area; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the New York State Department of Transportation, the Site Plan must be modified to reflect previously noted requirements for site access. The applicant must close the westernmost driveway onto West Genesee Street, and the remaining driveway must be modified to a right-in/right-out driveway only to meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.
2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood as much as possible, including traditional and residentially compatible architectural details for buildings and signage, reducing pavement where possible, increasing traditional landscaping and providing for pedestrian access to this and adjacent sites and neighborhoods along the corridor, including sidewalks and street trees along road frontages.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.**